



SITUATION

Located close to the corner of Town Road and Montagu Road in this predominantly residential area, less than 1/2 a mile from Edmonton Green town centre and less than a mile from the Lee Valley Leisure Complex, which includes a cinema, athletics centre and golf course. Edmonton Green is situated approximately 9 miles north of central London enjoying excellent road access, being within easy reach of the M25 (Junction 25) and rail access via Edmonton Green Rail Station (Overground).

PROPERTY

A mid terrace building comprising a lofty **Ground Floor Factory/Workshop** with raised **Mezzanine Level Office Accommodation**. The property includes a roller shutter drive-in (not tested) and a front forecourt for parking.

The property is in a dilapidated condition (see Note 1).

ACCOMMODATION

Ground Floor Factory/Workshop

Gross Frontage	65'10"
Internal Width	63'10"
Built Depth	78'4"
WCs	
GIA	Approx. 5,000 sq ft
Plus 2 staircases leading to	
Mezzanine Level Offices	16'7" x 49'0"

VAT – Refer to Auctioneers

FREEHOLD offered with VACANT POSSESSION

The Rateable Value for this property is currently £0 (nil).

Note 1: In the Auctioneer's opinion the property would be suitable for demolition and redevelopment to flats and/or houses, subject to obtaining the necessary consents. Planning enquiries can be made to the London Borough of Enfield – 020 8379 1000.

Note 2: The Registered Title for the Freehold (No. NGL18573) clearly shows the benefit of a Right of Way (shaded brown in the plan) for the Freeholder at the rear of the property into Montagu Road. At some time circa 2000 a breeze block wall was erected (without consent of the Freeholders of No. 185 Town Road) by the owners of the rear land at 401 Montagu Road, blocking this Right of Way. A copy of recent correspondence dated 29th December 2018 from Land Registry regarding the reinstatement of the Right of Way is available on request from the Auctioneers and/or the Vendor's Solicitors.

Note 3: No consent was given to the adjoining owners of No. 183 for the erection of the existing satellite dishes.

Note 4: 6 week completion.

Potential Development Site

The Surveyors dealing with this property are
John Barnett and Elliott Greene

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders' page**

Vendor's Solicitors

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